



GRASSROOTS
REALTY GROUP

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**183 Cochrane Crescent
Fort McMurray, Alberta**

MLS # A2333728



\$299,900

Division:	Thickwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	896 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, See Remarks, Storage		

Inclusions: Deep freeze, Book shaleves, storage shelves, attached wall shelves, 2 x yard sheds

Welcome to this beautifully renovated 3 bedroom, 2 bathroom half duplex in a fantastic central Thickwood location. With extensive updates throughout and a functional layout, this is the perfect home for anyone looking to move in and simply enjoy. Inside, you'll find a bright, modern space featuring updated flooring throughout, renovated bathrooms, and a beautifully redesigned kitchen with new cabinetry and countertops (2015). The upstairs was reconfigured into two bedrooms, while the basement was redesigned to create one spacious bedroom and additional living space. Pot lights added to the living room in 2023 complete the warm, inviting feel. The major updates have already been taken care of, including windows (2014), roof (2014), exterior and interior doors, upgraded exterior insulation and blown-in attic insulation (2014), hot water tank (approx. 2013), and both bathrooms with new tubs, vanities, toilets, and sinks. Outside, you'll love the front and side decks, a fully fenced backyard, two storage sheds (2011 & 2019), and a widened driveway with plenty of parking. Located close to schools, parks, shopping, walking trails, and all the amenities Thickwood has to offer, this home checks all the boxes. With the big ticket updates already completed and nothing left to do but move in, this is one you'll want to see in person.